

058.0

0010

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

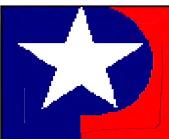
830,900 / 830,900

USE VALUE:

830,900 / 830,900

ASSESSED:

830,900 / 830,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
46-48		PEIRCE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BRESLIN MICHAEL W	
Owner 2:	
Owner 3:	
Street 1: 46 PEIRCE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Source: Market Adj Cost	Total Value per SQ unit /Card: 404.92	/Parcel: 404.92
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Legal Description							User Acct
							38934
							GIS Ref
							GIS Ref
							Insp Date
							09/24/18

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: BRESLIN ANNE LOUISE -	
Owner 2: BRESLIN MICHAEL -	
Street 1: 46 PEIRCE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .079 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 2052 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
1/6/2016	12
New Wind	2,388
C/O	1/6/2016
Last Visit	
Fed Code	
F. Descrip	
Comment	
	3 new windows

ACTIVITY INFORMATION	
Date	Result
9/24/2018	MEAS&NOTICE
5/22/2009	Measured
1/11/2000	Mailer Sent
1/11/2000	Measured
8/8/1997	WK

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

104	Two Family	3440	Sq. Ft.	Site	0	70.	1.52	11												

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